

# Historical Land Use Investigation

2509 West Capitol Drive  
Milwaukee, Wisconsin

File: 270-28

Prepared by:



Department of City Development

March 9, 2020

  
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## A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 2509 West Capitol Drive, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the property prior to it being listed for sale. For brevity and convenience, this property will be referred to as the “project site” unless noted otherwise.

## B. Brief Description

The project site is located in the City of Milwaukee on a block bound by West Melvina Street to the south, West Capitol Drive to the north, North 25<sup>th</sup> Street to the east, and North 26<sup>th</sup> Street to the west. The project site is developed with a two-story brick building. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2018 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
2509 West Capitol Drive	2700301000	4,660 ft <sup>2</sup>	3,900 ft <sup>2</sup>	LB2	City of Milwaukee

\*LB2 = Local Business District

## C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1996-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
2509 West Capitol Drive	1935-90	Engine Company No. 36
	1996-2000	Not Listed
	2005-2010	Family Driving School
	2015	Not Listed

2. Select Department of Neighborhood Services (DNS) records indicate the following information regarding the project site:

Address	Date	Comments
2509 West Capitol Drive	11/22/1927	Build: Fire department station; Owner: City of Milwaukee
	8/6/1957	Install tank: Move 500 gal gas tank from alley to in front of building under concrete platform
	11/8/1971	Alteration: Remove 3R3 boiler
	11/14/1989	Tank removal: Remove (1) 550 gallon UST (gasoline)
	11/13/1989	Notes on permit: Tank removed, several holes in tank, strong gas odor coming from soil in excavation. Field instruments showed levels 50-100 PPM. Braun Environmental on site for assessment
	11/15/1989	Notes on permit: Excavation backfilled. Tank hauled to National Tank Services. DNR notification made.
	12/27/2000	Plumbing: Occupancy: Day Care
	2/13/2001	Occupancy: School; Owner: Youngblood Kindergarten PL
	5/27/2003	Occupancy: School; Owner: P Hardy
	2/18/2013	Violation: Board up vacant building, secure front door
	9/26/2014	Electrical: Occupancy: 1 family; Owner: Romboy Investment

Address	Date	Comments
	7/24/2015	Service request: Defective masonry support column – north side
	8/16/2016	Violation: Replace defective trim boards, mortar missing in chimney, defective roof boards, keep all supporting members structurally sound, repair structural porch support failure, etc.

#### D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

1. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map is not available.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site as a fire station. The lot the east of the project site is vacant. The area of West Capitol Drive is mostly comprised of apartments and other residential complexes. There are two filling stations west of the project site. South of the project site is residential.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site still as a fire station. The lot east of the project site now has a one story commercial building. The rest of the area along West Capitol Drive has a four residential apartment buildings and two filling stations. There is also now a used auto sales business to the west of the project site on West Capitol Drive. The rest of the area south of the project site remains residential.

#### E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) does include listings for the project site.
  - a. 03-41-000435 MILWAUKEE CTY ENGINE HOUSE #36 – Leaking Underground Storage Tank (LUST) Closed
  - b. Last Action: 7/2/2013
  - c. Substance: Petroleum – Unknown type
  - d. Impact Type: Groundwater contamination and soil contamination. Also impacted another property or right-of-way (ROW).
  - e. Site is listed on the GIS registry for Continuing Obligations related to residual soil and groundwater impacts.
2. The Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP) online database does not include tank listings for the project site. The City of Milwaukee's offline tank database did, however.
  - a. Closed/Removed 560 gallon diesel UST – Closed/Removed as of 8/3/1990
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located in a floodplain.
4. According to the United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory, wetlands are not identified within the project site.

5. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Environmental Corridors Map, the project site is not located within an environmental corridor.

**F. Project Site Inspection**

City staff conducted a site inspection on March 9, 2020. The project site was observed to be developed with a two story building. The garage area was quite large and was obviously built to hold fire trucks or other large vehicles. The first floor had a kitchen area as well. The second floor had ample open space and storage. There was also a basement on site.

**Attachment A** includes photographs from the site inspection.

**G. Findings and Conclusion**

This Historical Land Use Investigation did not reveal potential environmental conditions. The site is a closed LUST site and is listed on the WDNR GIS registry for Continuing Obligations related to residual soil and groundwater impacts.

The available historical information does not warrant a Phase II Environmental Site Assessment (ESA) of 2509 West Capitol Drive at this time.

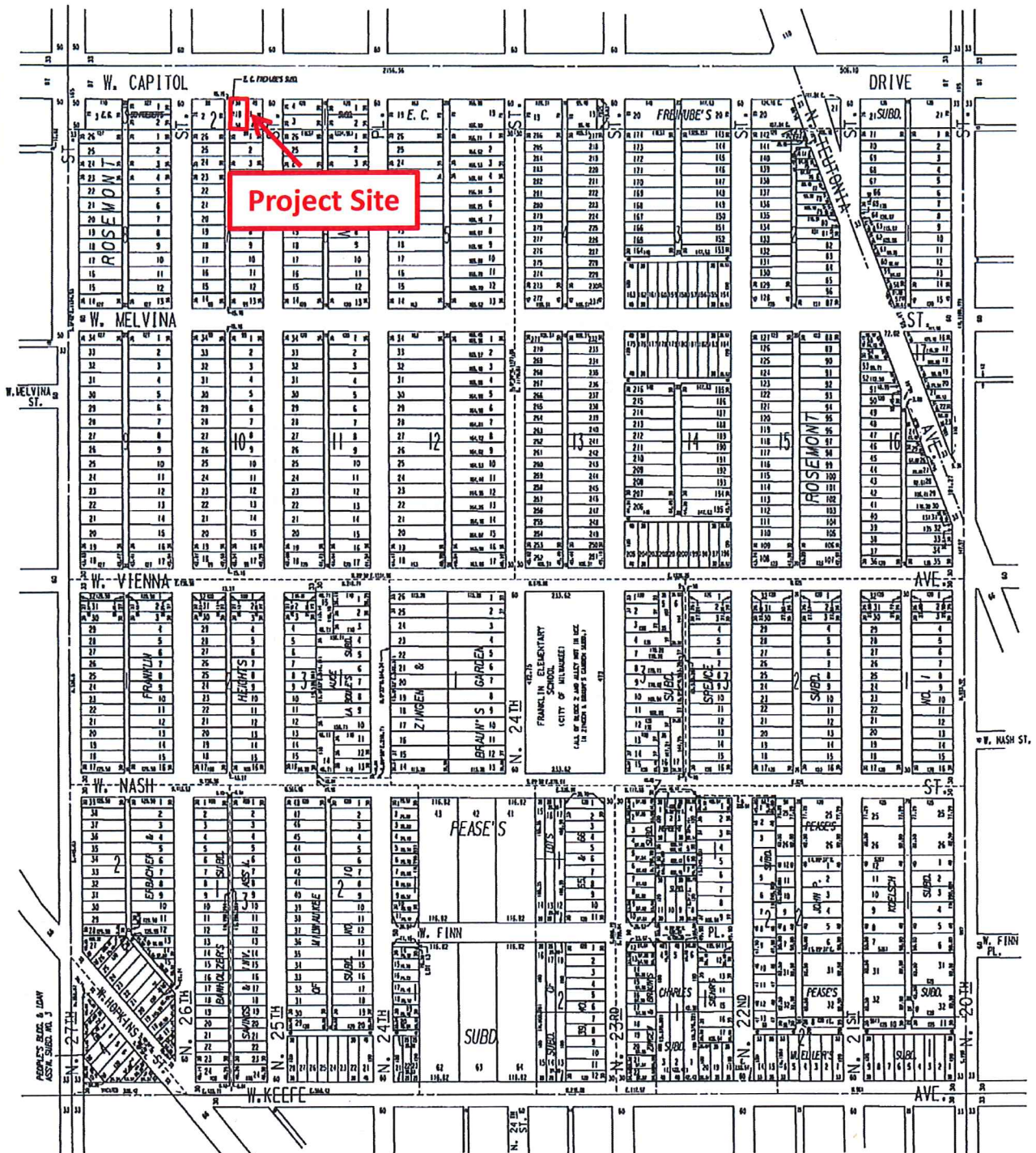
MR/JJ  
City of Milwaukee  
March 9, 2020

# **FIGURE 1** **Quarter Section Land Use Map** 2509 West Capitol Drive, Milwaukee, WI



COMPILED AND DRAWN BY  
 INFRASTRUCTURE SERVICES  
 CITY OF MILWAUKEE

**N.W. 1/4 SEC. 7, T.7 N., R.22E.**

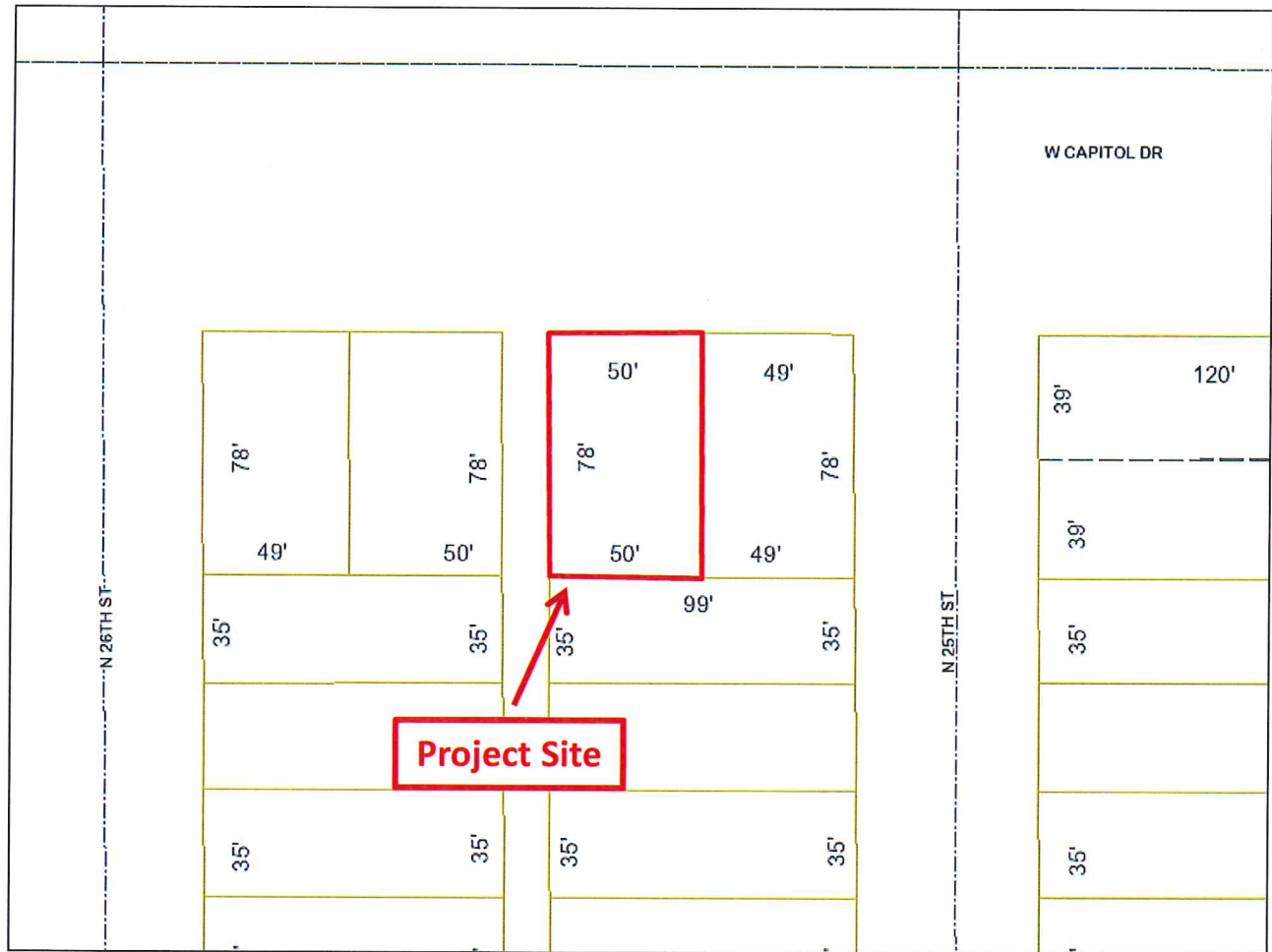




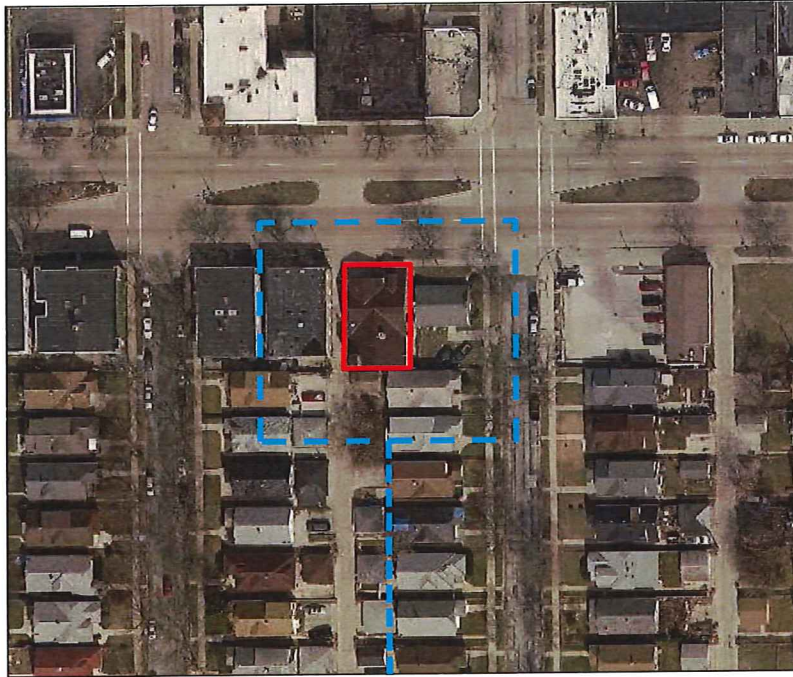
**FIGURE 2**

**Plat Map**

2509 West Capitol Drive, Milwaukee, WI



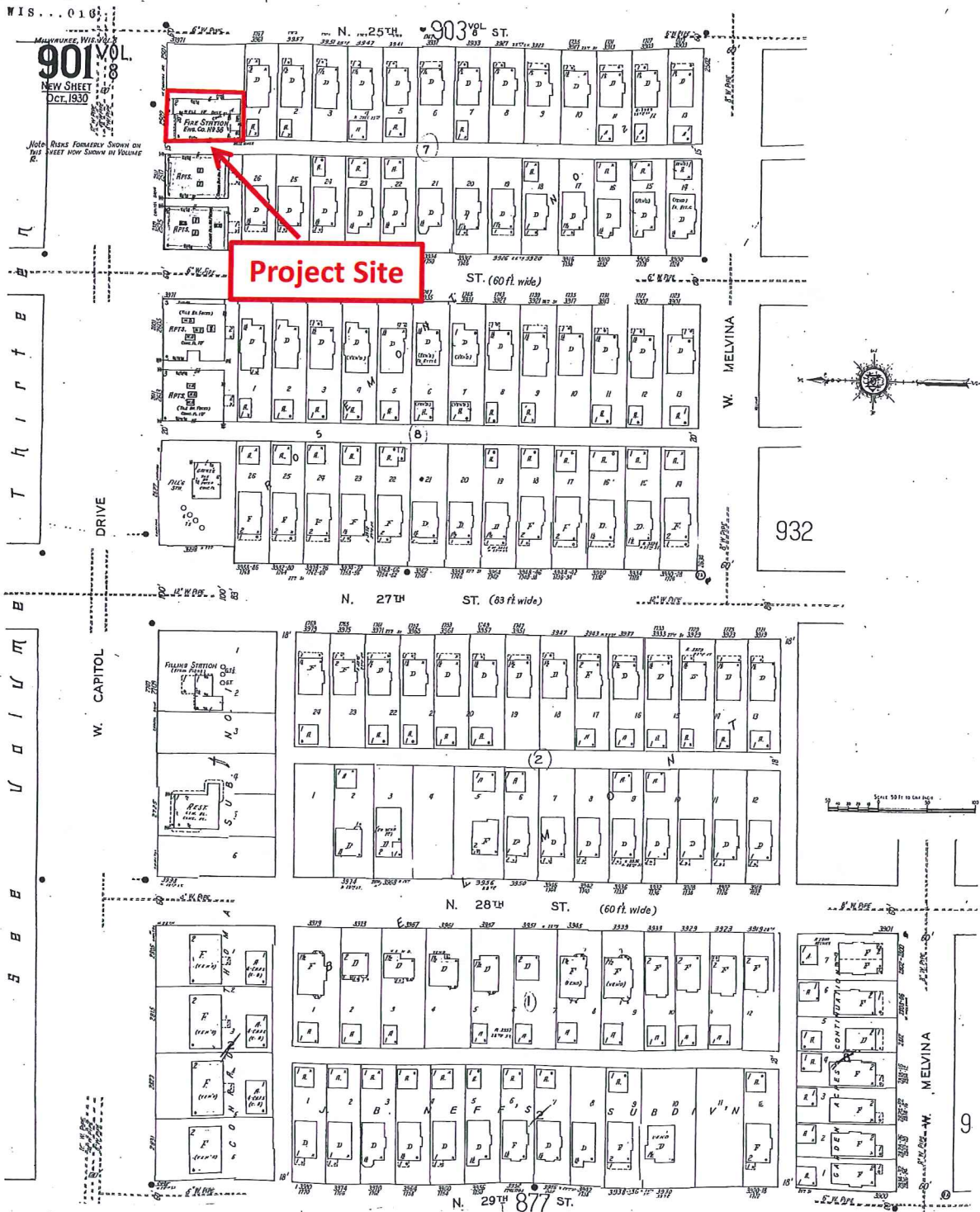
**FIGURE 3**  
**Aerial Photographs**  
2509 West Capitol Drive, Milwaukee, WI



Source: Map Milwaukee (2018 Aerial)

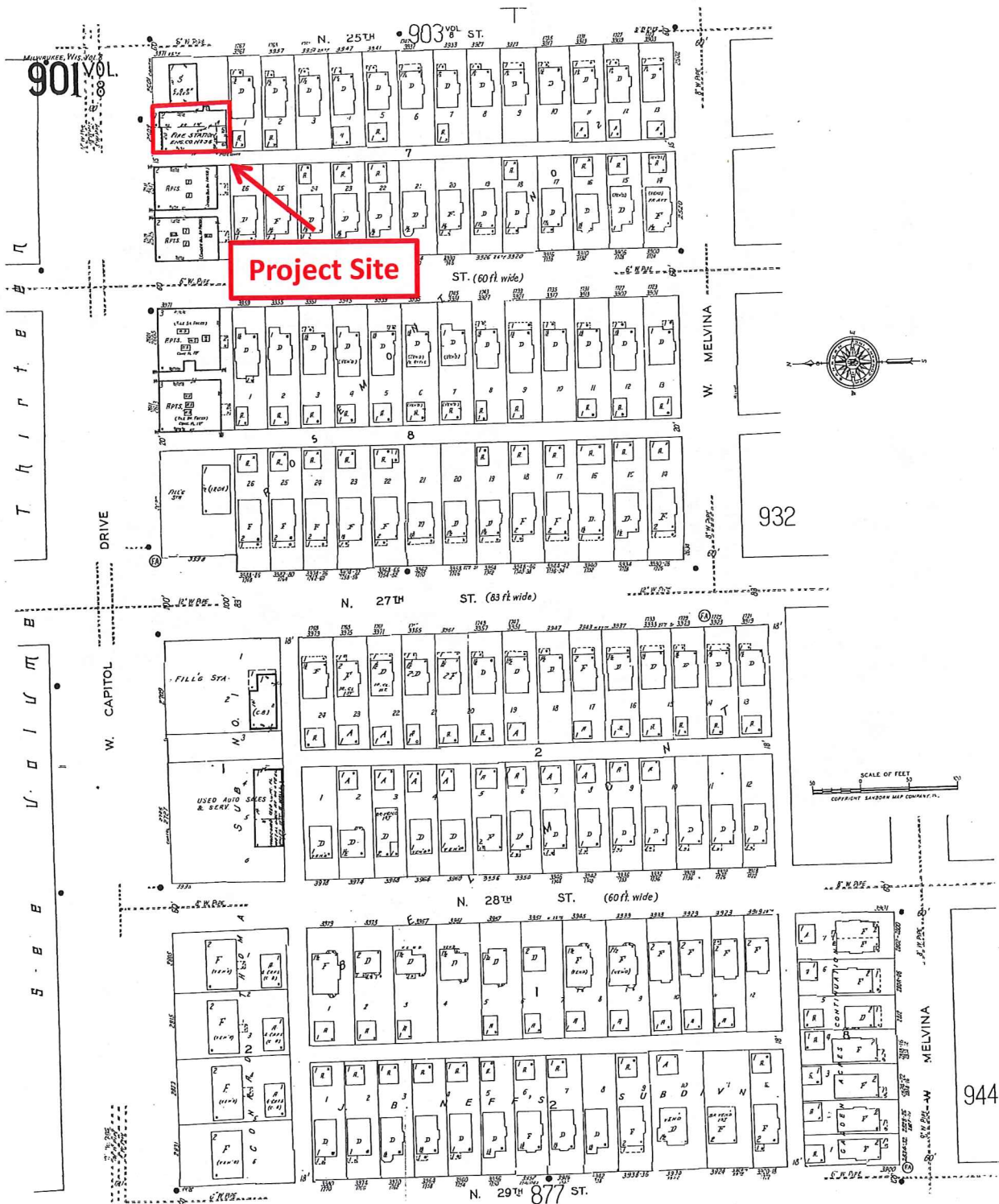
FIGURE 5

1951 Sanborn Fire Insurance Map  
2509 West Capitol Drive, Milwaukee, WI





**FIGURE 6**  
**1969 Sanborn Fire Insurance Map**  
**2509 West Capitol Drive, Milwaukee, WI**



**ATTACHMENT A**  
**Site Photographs**  
2509 West Capitol Drive, Milwaukee, WI



Front of the project site, facing south



Side of the project site, facing west



First floor garage



Second floor open area



Second floor closet/storage area



Basement area of the project site